

ZONING CHANGE REVIEW SHEET

CASE: C14-2008-0225 / 2610 E. 2nd Street – City Initiated

P.C. DATE: December 9, 2008
November 25, 2008

ADDRESS: 2608 and 2610 East 2nd Street

OWNER: Pasqual Padilla

AGENT: City of Austin –Neighborhood Planning and Zoning (Joi Harden) 512-974-2122

ZONING FROM: LI-NP

TO: SF-3-NP

SITE AREA: 0.34 acres (14,810.4 sq. ft.)

SUMMARY STAFF RECOMMENDATION: The staff recommendation is to grant the change from LI-NP (Limited Industrial Services – Neighborhood Plan) district zoning to SF-3-NP (Family Residence – Neighborhood Plan) district zoning.

SUMMARY PLANNING COMMISSION RECOMMENDATION: Pending. This case is scheduled for the Planning Commission meeting of December 9, 2008. (The item was postponed by City Staff on November 25, 2008).

DEPARTMENT COMMENTS: The 0.34-acre site is currently zoned LI-NP (Limited Industrial Services – Neighborhood Plan) district zoning and fronts East 2nd Street, to which both ingress and egress access is taken. The property lies within the Holly Neighborhood Plan and is surrounded by SF-3-NP (Family Residence –Neighborhood Plan) zoning district to the north, south, east and west.

The subject property is currently developed with a one-story single family residence on 2608 East 2nd Street, and a two-story duplex on 2610 East 2nd Street. Due to fire damage, the applicant wishes to repair the duplex structure, however, a permit cannot be issued because of the LI-NP zoning. The existing residential structures are non-conforming.

The staff recommendation is to approve the requested zoning change. It was the intent of the rezonings associated with the Holy Neighborhood Plan to rezone the property, single-family residences surround the lot and the Future Land Use Map (FLUM) designates the properties as single-family land use.

The City has initiated this request.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LI-NP	Duplex / Single-family residence
<i>North</i>	SF-3-NP	Single-family residence
<i>South</i>	SF-3-NP	Single-family residence
<i>East</i>	SF-3-NP	Single-family residence
<i>West</i>	SF-3-NP	Single-family residence

NEIGHBORHOOD PLAN AREA: This site falls within the Holly Neighborhood Plan.

TIA: A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

WATERSHED: Town Lake Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

East River City Citizens
Sentral Plus East Austin Koalition (SPEAK)
Austin Neighborhoods Council
Central East Austin Business Owners Assn.
Buena Vista Neighborhood Assn.
Guadalupe Neighborhood Development Corp.
Eastville - Central
Holly Street Association
PODER People Organized in Defense of Earth & Her Resources
El Concilio, Coalition of Mexican American Neigh. Assn.
Barrio Unidos
Terrell Lane Interceptor Assn.
League of Bicycling Voters

SCHOOLS:

Brooke Elementary School

Martin Middle School

Johnston High School

CASE HISTORIES:

The Holly Neighborhood Plan rezonings were approved by Council on December 13, 2001 (C14-01-0166).

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Routes
E 2 nd Street	58'	42'	Collector	No	No	Yes

CITY COUNCIL DATE: December 18, 2008

ACTION:

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

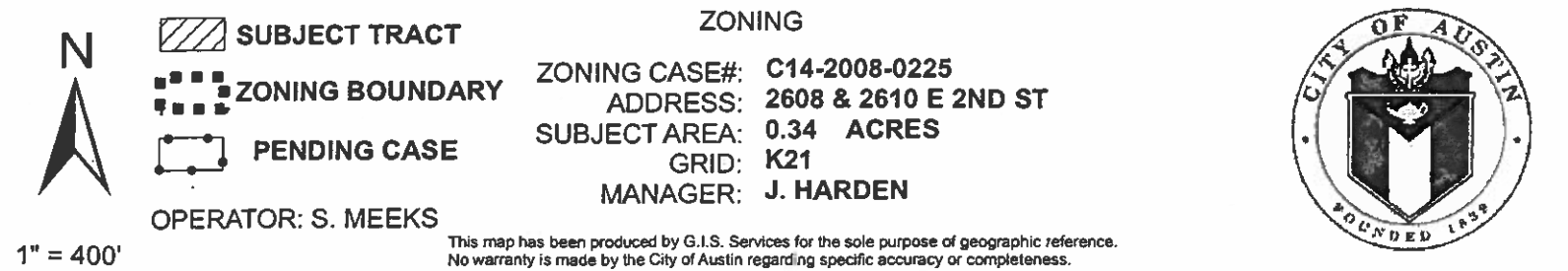
CASE MANAGER: Joi Harden

PHONE: 974-2212

E-MAIL: joi.harden@ci.austin.tx.us;

C14-2008-0225
2608 & 2610 E. 2nd St.
LI-NP to SF-3-NP





SUMMARY STAFF RECOMMENDATION

The staff recommendation is to grant the change from LI-NP (Limited Industrial Services – Neighborhood Plan) district zoning to SF-3-NP (Family Residence – Neighborhood Plan) zoning district.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

- 1. Zoning should be consistent with the proposed Future Land Use Map (FLUM) or adopted neighborhood plan.*

The Holly Neighborhood Plan calls for this area to be zoned for single-family residential uses, as is the surrounding neighborhood.

- 2. Zoning changes should promote an orderly and compatible relationship among land uses.*

The proposed rezoning will allow for reasonable use of the site while maintaining the character of the surrounding area.

EXISTING CONDITIONS

Site Characteristics

The site is currently developed with a one-story single family residence on 2608 E. 2nd Street, and a two-story residential duplex on 2610 E. 2nd Street. The land is relatively flat and moderately vegetated.

Impervious Cover

The maximum impervious cover allowed by the SF-3 zoning district is 45%.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Town Lake Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.

According to flood plain maps, there is no flood plain within the project area.

Trees will likely be impacted with this rezoning case. Please be aware that an approved rezoning status does not eliminate the requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site

specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Transportation

No additional right-of-way is needed at this time.

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Compatibility Standards/ Site Plan Standards

The proposed zoning change does not trigger the application of compatibility standards.

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.ci.austin.tx.us/development

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2008-0225

Contact: Joi Harden,, (512) 974-2122

Public Hearing:

November 25, 2008 Planning Commission
December 11, 2008 City Council

☐ I am in favor
☒ I object

JOE LOUIS SALAZAR

Your Name (please print)

2709ext 4th

78702 Nov 17-08

Your address(es) affected by this application

Joe Salazar

Signature

Nov 17-08

Date

Comments:

To Measure Cars already
dangerous for standy car persons

Good But Ards

Thank you

Joe Salazar

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Joi Harden,,

P. O. Box 1088

Austin, TX 78767-8810

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<input checked="" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

Maria Ramirez
Your Name (please print)

2607 E. 3rd St.

Your address(es) affected by this application

Maria Ramirez 11/19/08
Signature Date

Comments: Family Residence district, yes.

If you use this form to comment, it may be returned to:
City of Austin
Neighborhood Planning and Zoning Department
Joi Harden,
P. O. Box 1088
Austin, TX 78767-8810